

9-10-1

BK 7811 PG 303

NO TRANSFER  
TAX PAID

QUITCLAIM DEED WITHOUT COVENANT  
CORPORATE GRANTOR  
KNOW ALL BY THESE PRESENTS,

**002426**

THAT *GMAC Mortgage Corporation*, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, with a principal place of business in Horsham, Pennsylvania, acting pursuant to a Judgment of Foreclosure and Sale entered on July 21, 2003, in District Seven, Division of Northern Kennebec, located in Waterville, Maine, Docket No. WAT-03-RE-37, under 14 M.R.S.A. §§6321 et seq. for the foreclosure of the Mortgage given by Peter A. Rines, Jr. and Vicki D. Rines to *GMAC Mortgage Corporation*, dated September 21, 1998, and recorded in the Kennebec County Registry of Deeds in Book 5747, Page 234, in consideration of One Dollar (\$1.00) and other valuable consideration paid by *GMAC Mortgage Corporation*, whose mailing address is 500 Enterprise Road, Suite 150, Horsham, PA 19044, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said *GMAC Mortgage Corporation*, its successors and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated at 7680 Trafton Road, Waterville, Maine, being more particularly described in the attached Exhibit A.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said *GMAC Mortgage Corporation*, its successors and assigns forever.

IN WITNESS WHEREOF, *GMAC Mortgage Corporation* has caused this instrument to be signed in its corporate name by Tyron W. Miller, its Vice president, this 13<sup>th</sup> day of January, 2004.

③ *GMAC Mort. Corp.*

9-10-1

RK7811PG304

Signed and Delivered in the Presence of:

Missy Gray

Missy Gray Limited Signing Officer

GMAC Mortgage Corporation

By:

Tyron W. Miller

Printed Name

Its Vice President

COMMONWEALTH OF Iowa

Black Hawk

January 13, 2004

Then personally appeared the above named Missy Gray, Limited Signing of GMAC Mortgage Corporation and acknowledged the foregoing instrument to be his/her free act and deed, and the free act and deed of GMAC Mortgage Corporation.

Before me,

Notary Public

Printed Name

My Commission Expires

KATHY K. FISH  
NOTARIAL SEAL - IOWA  
COMMISSION NO. 175619  
MY COMMISSION EXPIRES 08/17/2006

9-10-1

BK 781-1 PG 305



A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, described as follows, to wit:

Beginning at an iron pin set in the ground on the southwesterly line of the Trafton Road, so-called, at the southeast corner of land of Thomas and Gloria Bedard; thence S 61° 27' 25" W along the southeasterly line of Thomas and Gloria Bedard, as described in a deed from the grantor herein recorded in the Kennebec Registry of Deeds in Book 5445, Page 51, a distance of 264.00 feet to an iron pin set in the ground; thence S 27° 28' 38" E along land of the said Thomas and Gloria Bedard a distance of 10.98 feet to another iron pin set in the ground; thence S 54° 54' 43" W along a stone wall and the land of the said Thomas and Gloria Bedard a distance of 128 feet, more or less, to a stake set in the ground where another stone wall intersects this line; thence in a southeasterly direction along said stone wall and other land of the grantor a distance of 207 feet, more or less, to a stake set in the ground; thence in a northeasterly direction along other land of the grantor a distance of 367 feet, more or less, to a point on the southwesterly line of the Trafton Road, said line being marked by a stake approximately on the line of the Trafton Road; thence in a northwesterly direction along the southwesterly line of the Trafton Road a distance of 226 feet to the point and place of beginning.

Also including an easement for the use and maintenance of the leech field, as now used and located, that is attached to the house located on the above-described parcel. In the event that the leech field is moved, or it becomes necessary to replace the leech field, this easement shall terminate. This easement area is located with the following described property: Beginning at the southeast corner of the above described parcel; thence in a southwesterly direction along the southeasterly boundary of the above parcel 80.00 feet to a point; thence in a southeasterly direction parallel with the Trafton Road 30.00 feet to a point; thence in a northeasterly direction parallel with the southeasterly boundary of the parcel described above a distance of 80.00 feet to the Trafton Road; thence in a northwesterly direction along the Trafton Road a distance of 30.00 feet to the point and place of beginning.

The above description is based in part on a survey entitled "Sketch Plan for Thomas and Gloria Bedard", dated November 5, 1996, by Pickett Land Survey Inc., reference to which is hereby made.

Being the same premises described in a deed of sale by personal representative from the Estate of Ruth A. E. Bedard to Peter A. Rines Jr. and Vicki D. Rines dated September 1998 and to be recorded in the Kennebec County Registry of Deeds.

2004 JAN 28 AM 9:39

ATTEST: *[Signature]*  
REGISTER OF DEEDS

RECEIVED KENNEBEC SS.  
OCT -2 AM 9:00